



**APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE
19/00981/PPP FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED
ENGINEERING WORKS, OPEN SPACE AND LANDSCAPING AT LAND
NORTH OF OAK PLACE, MAYFIELD.**

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for planning permission in principle for residential development on land to the north east of Mayfield. There have been eight representations and consultation responses from the Coal Authority, Scottish Water, the Scottish Environment Protection Agency (SEPA), the Council's Archaeological Advisor, the Council's Flooding Officer, the Council's Policy and Road Safety Manager, the Council's Head of Education, the Council's Environmental Health Manager, the Council's Housing Planning and Performance Manager and Mayfield and Easthouses Community Council.**
- 1.2 The relevant development plan policies comprise policies 5 and 7 of the South East of Scotland Strategic Development Plan 2013 (SESPlan) and policies STRAT 1, STRAT 3, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN2, TRAN5, IT1, ENV2, ENV7, ENV9, ENV10, ENV11, ENV14, ENV15, NRG6, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017 (MLDP).**
- 1.3 The recommendation is to grant planning permission in principle subject to conditions and securing developer contributions towards necessary infrastructure and affordable housing provision.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The site is located on the north eastern fringes of Mayfield. It is bound to the south by Oak Place and gardens associated with residential properties on D'Arcy Terrace and D'Arcy Crescent. Land to the west comprises an agricultural field allocated for housing under housing site h48 (Bryans, Easthouses). Right of Way (ROW) 5-9 is also located to the north west of the site. To the north lies the remainder of the agricultural field. Agricultural fields are located to the east of the site**

with an area of woodland located to the south east of the site which forms a tree belt around the existing Mayfield settlement from the east.

- 2.2 Core Path 5-11 intersects the central portion of the site, running generally in a north-south direction. Pedestrian footpaths are located along Oak Avenue and D'Arcy Terrace/Crescent with a bus stop located directly to the south of the site on Oak Avenue.
- 2.3 The site comprises an irregular shaped parcel of land measuring 9.64 hectares. There is a substantial level change across the site with a fall from east to west of over 30m. As such, there are open views from the site to the west towards the Pentland Hills and to the north west.
- 2.4 The surrounding area is characterised as agricultural land including existing farms and rolling countryside to the north and east. This is contrasted with urban built form to the south of the site which comprises two-storey terraced residential properties of post-war construction with small private gardens and finished in brick or render. Recent additions to the existing housing stock include two-storey terraced and semi-detached houses within D'Arcy Terrace/Crescent.

3 PROPOSAL

- 3.1 Planning permission in principle is sought by the applicant for residential development with associated engineering works, open space and landscaping.
- 3.2 An Indicative Development Framework has been prepared by the applicant to outline the following indicative design principles:
 - Residential development, with an indicative capacity of up to 170 residential units within various development blocks (measuring approximately 5.76 hectares).
 - Three discrete areas including land to the west of the core path with the largest concentration of development, sustainable urban drainage systems (SUDS) infrastructure and structure planting; land to the east of the core path comprising development blocks and a smaller open space area; and land directly to the east of D'Arcy Crescent (Council owned land) comprising additional development blocks and partial removal of the existing woodland.
 - Formation of one new vehicular access within the southern part of the site off Oak Place.
 - Provision of a primary access road ('Neighbourhood Street') connecting Oak Place to a circular road within the central part of the site with secondary roads connected via a series of primary nodes.

- Provision of a central open space area along either side of the existing Core Path 5-11 - providing a pedestrian gateway to the site and connecting the site to Mayfield and the core path network to the north. This also identifies the provision of an equipped play area.
- Provision of open space within selected higher parts of the site.
- Provision of indicative drainage infrastructure proposals including a SUDS detention basin within the south western corner of the site.
- Opportunities to create a 3m footpath/cyclepath to the south west of the site to provide future connectivity and an opportunity for a 'Safe Route to School' through allocated housing site h48 (Bryans, Easthouses).
- Substantial structure planting along the northern and north eastern boundaries with partial retention of the existing woodland within the south eastern corner of the site. The application also includes the removal of part of the existing woodland within the southern part of the site, opposite Oak Place.

3.3 The application is accompanied by:

- A pre-application consultation report (PAC);
- A design and access statement (DAS);
- A planning statement;
- A transport assessment (TA);
- A drainage strategy report;
- A flood risk assessment (FRA);
- A landscape and visual impact assessment (LVIA);
- A preliminary ecological appraisal;
- A site effectiveness statement;
- A soil and agricultural land report;
- A tree survey and arboricultural constraints report;
- A desktop study report in relation to contaminated land; and
- Appropriate plans/drawings.

4 BACKGROUND

- 4.1 Planning application 16/00134/DPP for the erection of 179 dwellinghouses and 20 flatted dwellings; formation of access roads, car parking, SUDS features and associated works was refused by the Committee at its meeting in January 2018.
- 4.2 An Environmental Impact Assessment (EIA) Screening Opinion (19/00273/SCR) request, regarding residential development with associated engineering works, was determined and it was confirmed that an EIA was not required on 8 April 2019.

- 4.3 The applicants carried out a pre-application consultation (19/00106/PAC) for residential development with associated engineering works, open space and landscaping in February, March, April and May 2019.
- 4.4 The linear area of grassed open space to the south is part of a larger area of land for which planning permission 08/00175/FUL was granted in August 2008 for the erection of 49 houses and 48 flatted dwellings. However this development has not been implemented and the planning permission has expired.
- 4.5 The application for planning permission constitutes a 'Major Development' as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and thereby it requires to be determined by the Planning Committee.

5 CONSULTATIONS

- 5.1 The **Coal Authority** does not object to the application, outlining that the site is located within a low risk area where a coal mining risk assessment is not required. However, they request that the Coal Authority's Standing Advice is included as an informative on any issued planning permission.
- 5.2 **Scottish Water** does not object to the application. However, they could not confirm capacity, at present, within the corresponding water and waste water treatment works to accommodate any likely demand. Potential conflicts on existing Scottish Water infrastructure was also noted, with further liaison with the applicant required to resolve any potential capacity issues. Scottish Water will generally not accept any surface water connections into its combined sewer system but following the submission of additional evidence it would make an exception. The discharge to a surface water sewer would be acceptable at a controlled discharge rate.
- 5.3 The **Scottish Environment Protection Agency (SEPA)** does not object to the application subject to approval of surface water drainage mitigation measures from Midlothian Council as Flood Prevention Authority.
- 5.4 The Council's **Archaeological Advisor** does not object to the application and advises that as the site has already been largely evaluated by archaeological trial trenching in relation to a previous planning application no further archaeological work is required to be undertaken as part of this application.
- 5.5 The Council's **Flooding Officer** does not object to the application, but advises that the indicative SUDS features would outfall to an existing Scottish Water sewer located within D'Arcy Terrace and that Scottish Water's position would usually seek to avoid additional discharge into

their existing network. Subsequently, and following further submissions from the applicant, on this occasion the above arrangements are acceptable.

- 5.6 The Council's **Policy & Road Safety Manager** does not object to the application subject to the following conditions:
1. Details of the proposed vehicle access to the site should be submitted for approval.
 2. Improvements to the existing bus stops and shelters will be required and details should be submitted for approval.
 3. The internal road/footway layout should be designed to adoptable standards with residents and visitor parking being provided to meet current Council standards.
 4. Any core paths running through the site should be upgraded to 3m wide cycleway/footpaths with details of the routes being submitted for approval.
 5. Details of the proposed surface water management scheme for the development should be submitted for approval.
- 5.7 The Council's **Head of Education** does not object to the application, but advises that the proposed development of up to 170 dwellings could be expected to generate the following number of pupils:

Primary 65
Secondary 51

The site for this development lies within the following school catchment areas:

Non-denominational primary -	Lawfield Primary School
Denominational primary -	St Luke's RC Primary School
Non-denominational secondary -	Newbattle Community High School
Denominational secondary -	St David's RC High School

Primary

The Easthouses/Mayfield area has insufficient spare capacity for this site which falls within the catchment of Lawfield/St Luke's RC Primary School. A contribution will be required towards the cost of providing additional primary school capacity. The erection of 170 units is significantly more than the indicative site capacity of 63 units, and would create a need to provide more primary capacity than planned in the extension of Lawfield Primary School. Additional capacity will be provided at the new primary school in Easthouses combined with a review of catchment boundaries.

Secondary

A significant amount of new housing has already been allocated to Newbattle High School and additional secondary capacity will be required. A developer contribution will be required towards the cost of any additional provision including towards St David's High School.

- 5.8 The Council's **Environmental Health Manager** does not object to the application subject to conditions being attached to any grant of planning permission ensuring that ground contamination remediation works are undertaken and the hours of construction are limited to reasonable working times.
- 5.9 The Council's **Housing Planning and Performance Manager** has not objected to the application. The planning authority will require an affordable housing provision of at least 25%. Therefore, details of anticipated affordable housing need can be confirmed at a later stage, prior to the submission of any subsequent matters specified in conditions application.
- 5.10 The **Mayfield and East Easthouses Community Council** objects to the application on the basis that the proposal is an over development of the site. The previous application in early 2019 was rejected for 199 houses/flats as the proposal was considered to be over development, particularly considering that the previous consultation with the community outlined a proposal for 63 houses/flats. The application has not addressed the objections or reasons for refusal of the previous application.

6 REPRESENTATIONS

- 6.1 There have been eight representations received, which can be viewed in full on the online planning application case file. A summary of the points raised are as follows:
- Existing surface water problems exacerbated by increased impervious surfacing;
 - Unreasonable drainage and flooding risk to existing properties;
 - Insufficient infrastructure to cope with the increased number of houses proposed including roads, healthcare, doctor and medical facilities, education and community facilities;
 - Insufficient separation from existing properties on D'Arcy Crescent and the potential loss of existing boundary fencing;
 - Detrimental impact on nature conservation;
 - Loss of existing ecological habitat to support many forms of wildlife;
 - Displacement of numerous species of birds and deer who reside/forage on the site;
 - Loss of privacy and potential overlooking to rear gardens and windows of existing properties;
 - Potential overshadowing and reduced daylight to existing properties/gardens; and

- Infrastructure capacity to accommodate surface water flows associated with the proposed development.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the adopted Midlothian Local Development Plan 2017 (MLDP). The following policies are relevant to the proposal:

Edinburgh South East Scotland Strategic Development Plan 2013 (SESPlan)

- 7.2 **Policy 5 (HOUSING LAND)** requires local development plans to allocate sufficient land for housing which is capable of becoming effective in delivering the scale of the housing requirements for each period.
- 7.3 **Policy 7 (MAINTAINING A FIVE YEAR HOUSING LAND SUPPLY)** states that sites for greenfield housing development proposals either within or outwith the identified Strategic Development Areas may be allocated in Local Development Plans or granted planning permission to maintain a five years' effective housing land supply, subject to satisfying each of the following criteria: (a) The development will be in keeping with the character of the settlement and local area; (b) The development will not undermine Green Belt objectives; and (c) Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Midlothian Local Development Plan 2017 (MLDP)

- 7.4 Policy **STRAT1: Committed Development** seeks the early implementation of all committed development sites and related infrastructure, including sites in the established economic land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP. The development strategy supports the provision of 63 units on the majority of the site (h41 – North Mayfield) to 2024.
- 7.5 Policy **STRAT3: Strategic Housing Land Allocations** states that strategic land allocations identified in the plan will be supported provided they accord with all other policies. The development strategy supports the provision of an indicative 63 housing units on the site (h41).
- 7.6 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.

- 7.7 Policy **DEV3: Affordable and Specialist Housing** seeks an affordable housing contribution of 25% from sites allocated in the MLDP. Providing lower levels of affordable housing requirement may be acceptable where this has been fully justified to the Council. This policy supersedes previous local plan provisions for affordable housing; for sites allocated in the Midlothian Local Plan (2003) that do not benefit from planning permission, the Council will require reasoned justification in relation to current housing needs as to why a 25% affordable housing requirement should not apply to the site.
- 7.8 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.9 Policy **DEV6: Layout and Design of New Development** requires good design and a high quality of architecture, in both the overall layout of developments and their constituent parts. The layout and design of developments are to meet set criteria.
- 7.10 Policy **DEV7: Landscaping in New Development** requires development proposals to be accompanied by a comprehensive scheme of landscaping. The design of the scheme is to be informed by the results of an appropriately detailed landscape assessment.
- 7.11 Policy **DEV9: Open Space Standards** requires that the Council assess applications for new development against set open space standards and seeks an appropriate solution where there is an identified deficiency in quality, quantity and/or accessibility.
- 7.12 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.13 Policy **TRAN2: Transport Network Interventions** highlights the various transport interventions required across the Council area.
- 7.14 Policy **TRAN5: Electric Vehicle Charging** seeks to promote a network of electric vehicle charging stations by requiring provision to be an integral part of any new development.
- 7.15 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes.
- 7.16 Policy **ENV2: Midlothian Green Networks** supports development proposals brought forward in line with the provisions of the Plan that help to deliver the green network opportunities identified in the Supplementary Guidance on the Midlothian Green Network.
- 7.17 Policy **ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should

respect such character and be compatible in terms of scale, siting and design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.

- 7.18 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that Sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.
- 7.19 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.
- 7.20 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.21 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.22 Policy **NRG6: Community Heating** requires that, wherever reasonable, community heating should be supported in connection with buildings and operations requiring heat.
- 7.23 Policy **IMP1: New Development** ensures that appropriate provision is made for a need which arises from new development. Of relevance in this case are education provision, transport infrastructure; contributions towards making good facility deficiencies; affordable housing; landscaping; public transport connections, including bus stops and shelters; parking in accordance with approved standards; cycling access and facilities; pedestrian access; acceptable alternative access routes, access for people with mobility issues; traffic and environmental management issues; protection/management/compensation for natural and conservation interests affected; archaeological provision and 'percent for art' provision.

- 7.24 Policy **IMP2: Essential Infrastructure Required to Enable New Development to Take Place** states that new development will not take place until provision has been made for essential infrastructure and environmental and community facility related to the scale and impact of the proposal. Planning conditions will be applied and; where appropriate, developer contributions and other legal agreements will be used to secure the appropriate developer funding and ensure the proper phasing of development.
- 7.25 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

National Policy

- 7.26 **SPP (Scottish Planning Policy)** sets out Government guidance for housing. All proposals should respect the scale, form and density of their surroundings and enhance the character and amenity of the locality.
- 7.27 SPP encourages a design-led approach in order to create high quality places. It states that a development should demonstrate six qualities to be considered high quality, as such a development should be; distinctive; safe and pleasant; welcoming; adaptable; resource efficient; and, easy to move around and beyond. The aims of SPP are developed within local development plan policies.
- 7.28 SPP states that “*design is a material consideration in determining planning applications and that planning permission may be refused and the refusal defended at appeal or local review solely on design grounds*”.
- 7.29 SPP supports the Scottish Government’s aspiration to create a low carbon economy by increasing the supply of energy and heat from renewable technologies and to reduce emissions and energy use. Part of this includes a requirement to guide development to appropriate locations.
- 7.30 The Scottish Government policy statement **Creating Places** emphasises the importance of quality design in delivering quality places. These are communities which are safe, socially stable and resilient.
- 7.31 The Scottish Government policy statement **Designing Streets** emphasises that street design must consider place before movement, that street design guidance (as set out on the document) can be a material consideration in determining planning applications and that street design should be based on balanced decision-making. Of relevance in this case are the statements that:

“On-plot parking should be designed so that the front garden is not overly dominated by the parking space.”

“Parking within the front curtilage should generally be avoided as it breaks up the frontage, can be unsightly and restricts informal surveillance. On-plot parking may be suitable in restricted situations when integrated with other parking solutions and when considered in terms of the overall street profile.”

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations.

The Principle of Development

- 8.2 The site is part (approximately 88.5%/8.54 hectares) of a site allocated for housing (site h41 – North Mayfield) as part of the Council’s established housing land supply in the MLDP and is located within the built up area of Mayfield where there is a presumption in favour of appropriate residential development. The indicative number of residential units allocated for site h41 in the MLDP is 63. The application is for an indicative 170 dwellings. An increase in the number of houses could be acceptable subject to the layout, form and design of the proposed development being acceptable and the impact of the development on infrastructure, including education provision, being appropriately mitigated.
- 8.3 The remainder of the site, (approximately 11.5%/1.1 hectares) is located within the built up area of Mayfield where there is a presumption in favour of appropriate development including residential development subject to its compatibility to its locality.

Layout, Form and Density

- 8.4 The application is for planning permission in principle. This means that the detailed layout, form and design of the development would be subject to further applications (matters specified in conditions (MSC)) and assessment if the proposal is granted planning permission. In this case conditions would be imposed requiring the following details to be submitted by way of an application:
- layout, form and design of any proposed buildings – which will dictate the number of residential units;
 - proposed materials to be used in the construction of the dwellinghouses, ground surfaces and ancillary structures – including those to be used in the area of improved quality;

- details of landscaping and boundary treatments;
- provision of open space and play areas/facilities;
- percent for art;
- sustainable urban drainage systems (SUDS);
- details of road, access and transportation infrastructure;
- sustainability and biodiversity details;
- archaeology mitigation details (if required);
- the provision of broadband infrastructure; and
- ground conditions/mitigation of coal mining legacy.

- 8.5 Accordingly, whilst the indicative development framework submitted by the applicant outlines a potential developable area of 5.76 hectares (or up to 170 dwellings), the accompanying planning statement makes it clear that the exact unit numbers have not yet been confirmed.
- 8.6 The indicative development framework therefore outlines an indicative masterplan with potential development blocks, open spaces, roads and footpaths that any future development could take reference from. However, and more critically, it does not represent any agreement on the final development layout nor the location of any acceptable developable areas. Therefore, although the indicative development framework is informative it is not recommended for approval (condition 1).
- 8.7 Despite the proposed development seeking in principle support for residential development, the applicant has provided extensive commentary within the accompanying planning statement to outline why exceeding the potential unit numbers on the site from 63 to 'up to 170 dwellings' could be acceptable.
- 8.8 Ultimately, this commentary puts forward various positions seeking to justify an increase in housing density within this (predominantly) allocated site. It is suggested that the density for the h41 site allocation is 'extremely low' and that a degree of flexibility above the unit numbers within the allocation should be accepted. Furthermore higher densities would address potential non-delivery of other allocated sites in Mayfield and Newtongrange and that higher densities would 'contribute towards alleviating the existing demonstrated shortfall' in the 5 year effective housing land supply' (the Council disputes there is a shortfall in the 5 year housing land supply).
- 8.9 This position is noted but it is not the primary determining factor in assessing the suitability of increased density on the site nor is it applicable for the current application. When required, as part of any future MSC application, the guiding principles will relate to relevant policies within the MLDP covering the creation of a suitable, distinctive and responsive design which respects the existing site characteristics, considers opportunities/constraints and demonstrates that a future development proposal would not result in unacceptable adverse impacts on the landscape character nor the amenity of the surrounding

area. Should this not be the case, it is likely that design changes would be recommended in relation to any future MSC application and if they were not acceptable, they would be resisted by the planning authority.

- 8.10 In principle, a partial, and modest, increase in unit numbers above 63 dwellings above the housing allocation for Site h41 would be acceptable given that the site includes an additional parcel of land measuring 1.1 hectares to the south of the allocated site.
- 8.11 However, the design parameters and level of potential change within the indicative development framework are solely indicative. As such, any future design, including increased housing numbers/densities, must take cognisance of various site constraints which could amend or reduce potential developable parts of the site. This process will be undertaken within the assessment of any future MSC or detailed planning application but the following outlines selected constraints that should be considered within any future development proposal.
- 8.12 Firstly, cognisance of constraints relating to higher, and visually dominant, parts of the site would need to be undertaken in line with the MLDP Settlement Statement and site h41 site-specific requirements which suggest that development will need to avoid the highest parts of the site. Accordingly, with respect to the indicative development framework, any future development proposal should provide increased open space provision within higher parts of the site and the removal of developable areas within such locations. This could potentially include open space provision similar to those areas proposed within the concept layout within the pre-application consultation exhibition. Additionally, any future development proposal should avoid the use of excessive retention structures which would not be viewed favourably, particularly if they were proposed to maximise unit numbers at the expense of built form outcomes and to the detriment of a high quality sense of place.
- 8.13 Moreover, it is recommended that options to potentially retain selected parts of the existing woodland should be considered. Should this not be achievable, suitable rationale should be provided to justify any potential loss of the existing woodland which will be considered at that time. Despite the above, suitable retention/enhancement of green network linkages within this part of the site should be provided to link the proposed open space on the higher parts of the site to Oak Place. A detailed landscape plan would also be required to outline where suitable tree/woodland replanting had been undertaken to offset any potential loss.
- 8.14 Overall, the above matters, and any detailed design, layout, form and density considerations would need to be satisfactorily addressed within any corresponding MSC or detailed planning application in order agree the detailed design across the site. It is not anticipated that any of the above requirements would prevent the delivery of residential

development within the site. Rather, the above constraints, and critically the topographical constraints of the site, are likely to significantly reduce the overall quantum of units potentially deliverable within the site and it seems unlikely that 170 units as indicatively suggested is achievable. Any future MSC design would be required to demonstrate how these constraints can be overcome and how any future development complies with the respective MLDP policies and settlement study objectives in this regard.

- 8.15 In addition to addressing the above design, visual impact and amenity issues, support for any future development proposal (above the 63 units allocated within Site h41) would be contingent upon the provision of suitable mitigation and/or contributions towards infrastructure delivery. This is likely to relate to road/transport, education, affordable housing and open space infrastructure to accommodate potential increased demand associated with the respective increase in residents.

Access and Transportation Issues

- 8.16 The proposed single vehicular access via Oak Place to accommodate up to 170 dwellings is considered to be acceptable in principle, subject to confirmation of detailed road design and road safety considerations. The proposed primary access route, with corresponding secondary roads would also allow for safe and efficient vehicular manoeuvrability within the site. This arrangement has been supported by the Council's Policy & Road Safety Manager subject to conditions relating to the detailed design of the access, bus stop improvements and providing adoptable road designs in accordance with Designing Streets.
- 8.17 Given that the proposed development relates to planning permission in principle, the indicative development framework only provides an indication of development blocks and excludes detailed matters such as parking arrangements. Accordingly, the design and quantum of any future car parking provision can be addressed within any corresponding MSC or detailed planning application, where such proposals would be required to take cognisance of Midlothian's Car Parking Standards.
- 8.18 The site is considered to be located within a sustainable location that would encourage sustainable transport choices, including movements by bus given the proximity of bus stops directly adjacent to the site. Mayfield town centre is located approximately 1km from the site, which provides a small number of local services, including retail, commercial and community uses.
- 8.19 The site is bisected by Core Path 5-11 with Core Path 10 and ROW 5-8 and 5-9 located within close proximity to the site, allowing for sustainable connectivity to other settlements within Midlothian via the wider core path network. Proposed enhancements to the setting of Core Path 5-11 to allow for a landscaped corridor with adjacent areas

of open space and retained hedges are supported, subject to detailed design details being submitted within any future MSC application. Connectivity to the adjacent allocated housing site h48 (Bryans, Easthouses) via a 3m wide cycle/footpath to Conifer Road is supported and would allow for safe pedestrian movements and a 'Safe Route to School' option to/from the site as well as enhanced pedestrian connectivity to any forthcoming residential development to the west. Ultimately, the acceptability of detailed roads and pedestrian accessibility considerations will come down to any future detailed design and how this could, or otherwise, satisfy the relevant conditions that should be applied to any grant of planning permission to address these matters.

Landscape and Visual Impact

- 8.20 The potential landscape and visual impacts associated with the proposed development are assessed within the accompanying LVIA. The methodological approach for the LVIA addresses many of the matters identified during pre-application scoping. However, an updated landscape and development strategy should be provided within any future MSC application to avoid potential landscape and visual impacts to the surrounding area.
- 8.21 In this regard, additional areas of open space would likely be required within higher parts of the site in lieu of developable areas. This should prevent unacceptable and visually dominant built form within more visually prominent parts of the site. This outcome is expressly sought to address the significant level change and site specific requirements for site h41 within the MLDP. This matter would be critical to the determination of any future MSC application, particularly as the recent refusal (16/00134/DPP) on site h41 was based (in part) on the unsuccessful resolution of this issue.
- 8.22 Secondly, given the local landscape and amenity value of Woodland W1 in terms of landscape screening, further justification for its partial removal would be required alongside full details of replanting proposals to demonstrate that there would be no unreasonable impacts on landscape character and visual amenity when viewed from Oak Place.
- 8.23 Overall, these considerations would be required to be addressed within any future development proposal to ensure that the detailed design does not result in unacceptable impacts to landscape character and visual amenity of the surrounding area. Whilst residential development could be accommodated within the site, resolution of these matters would likely require the location and quantum of future residential blocks to be amended or reduced. It is anticipated that an updated LVIA and landscape design documentation assessing any future development proposal against these objectives would also be required.

Open Space

- 8.24 The table within Appendix 4 of the MLDP outlines open space standards that future development proposals will be required to meet with respect to open space quality, quantity and accessibility. A comprehensive review of open space provision against these requirements shall be undertaken as part of an assessment of any future MSC or detailed planning application. As such, the following provides a review of the current open space provision within Mayfield.
- 8.25 Overall, it is noted that the quality of existing open space provision within Mayfield scores low and upgrades to existing open space infrastructure would be beneficial or enhanced quality of any new provision would be sought to improve quality. There is also an under provision of equipped play areas within this part of Mayfield that needs to be addressed via suitable infrastructure provision within any future MSC application. There is sufficient provision of informal open space, however, the Midlothian Open Space Assessment 2018 outlines that there is a significant under provision of playing fields that should be addressed. In contrast, the Midlothian Sports Pitch needs Assessment 2018 outlines that, in general, there is sufficient provision of sports pitches (including football, rugby, hockey, cricket and bowls) to cater for future demand and suggests closure of selected football pitches be undertaken, following the construction of the Newbattle High School (which is now open).
- 8.26 Subsequent MSC applications will potentially secure formal/informal play areas and an infrastructure contribution would be required towards the maintenance of any proposed play/open space areas - this would be secured via a planning obligation that would accompany any grant of planning permission in principle.

Flood Risk and Surface Water Drainage

- 8.27 The accompanying FRA outlines that the proposed development site is not at risk of coastal, fluvial, groundwater or drainage system flooding. Notwithstanding the above, it states that there is potential for pluvial (from rainfall) flows to pose a flood risk to properties on D'Arcy Terrace and Oak Place. Accordingly, the accompanying drainage strategy report outlines an indicative, and robust, approach demonstrating the effective management and discharge of surface water flows within the site to a SUDS detention basin. Staged discharge at pre-development greenfield run-off rates are also proposed to accommodate the 1:200 year flood event plus a 30% allowance for climate change impacts. This discharge to a Scottish Water surface water sewer was questioned by Midlothian's flooding advisor - given Scottish Water's preference to avoid discharge to their existing network. However, the applicant confirmed that this would be provided to Scottish Water's surface water drain and not to any combined sewer. A copy of a recent pre-development enquiry (PDE) was provided to demonstrate in

principle support from Scottish Water for this arrangement, subject to limiting any discharge rate to 10 litre/second discharge and providing the detailed surface water design via subsequent Scottish Water technical approval. These arrangements were agreed by the applicant and the Council's Flooding Officer subject to the provision of detailed surface water drainage infrastructure details, which could be secured by a condition on any grant of planning permission.

- 8.28 In addition, the FRA goes on to recommend that finished floor levels of proposed dwellings are set at a minimum of 0.15m above the surrounding ground levels, with SUDS approaches to direct water away from buildings which would avoid any risk from surface water flooding. This could be secured by condition on a grant of planning permission.

Ecological Matters

- 8.29 A Preliminary Ecological Appraisal (PEA) has been undertaken on behalf of the applicant outlining that the site contains a locally important wildlife corridor. Whilst parts of the site were considered to offer potential suitability for foraging and commuting of various species, the PEA outlined that there should be no unacceptable impacts on protected species and no additional surveys would be required. Despite this, the PEA states that pre-works would be required if any clearance is undertaken during the bird nesting season in addition to checks for hare and hedgehog.
- 8.30 Therefore, the key impacts associated with the proposed development in ecological terms relates to the potential for the loss of hedges and woodland resulting in the removal or fragmentation of foraging habitats for multiple species. Accordingly, given that the indicative development framework outlines the indicative design rationale for the site, the applicant will be required to include post-development ecological enhancements (compliant with the Midlothian Local Biodiversity Action Plan) via a condition on a grant of planning permission in line with those measures outlined within the PEA. This could include retaining and enhancing areas of hedgerow, planting wildflower meadow and increasing biodiversity enhancement for bat, birds, hedgehogs and invertebrates.

Archaeology

- 8.31 The proposed development would not result in unacceptable impacts to any heritage assets. Additionally, it would not result in any adverse archaeological impacts given that the previous archaeological trial trenching found no significant archaeological artefacts nor any requirement to undertake further archaeological investigations. This position has been supported by the Council's Archaeological advisor.

Feasibility of Communal Heating System

- 8.32 In order for the Government's renewable energy and heat demand targets to be met, it is important that all types of new development consider the role they play in using heat from renewable sources. Paragraph 154 of SPP states that the planning system should "support the transitional change to a low carbon economy including deriving 11% of heat demand from renewable sources by 2020" and "support the development of a diverse range of electricity generation from renewable energy technologies - including the expansion of renewable energy generation capacity - and the development of heat networks".
- 8.33 MLDP policy NRG6 states that community heating within new developments should be supported where technically and financially feasible. It remains to be demonstrated by the applicant that the proposed development does not offers the potential for a new district heating network to be created within the site. Accordingly, a condition will be required on any grant of planning permission requiring that a feasibility study for the provision of a community heating system for any new development is undertaken by a suitably qualified engineer, commissioned by the applicant, and submitted for the approval of the planning authority.

Developer Contributions

- 8.34 Scottish Government advice on the use of Section 75 Planning Agreements is set out in Circular 03/2012: Planning Obligations and Good Neighbour Agreements. The circular advises that planning obligations should only be sought where they meet all of the following tests:
- necessary to make the proposed development acceptable in planning terms (paragraph 15);
 - serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
 - relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19);
 - fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23); and
 - be reasonable in all other respects.
- 8.35 In relation to Midlothian Council, policies relevant to the use of Section 75 agreements (a form of planning obligation) are set out in the MLDP and Midlothian Council's Developer Contributions Guidelines (Supplementary Planning Guidance).
- 8.36 The proposed development has been assessed in relation to the above guidance and it is considered that a planning obligation is required in respect of the following matters:

- A contribution towards education (including nursery) provision;
- A contribution towards town centre improvements/community facilities/space within Mayfield;
- A contribution towards the Borders Rail;
- Maintenance of open space including children's play areas/open space and SUDS; and
- Provision of affordable housing (25%).

Affordable Housing

- 8.37 There is no specific affordable housing mix identified within the indicative development framework, however, it is noted that the applicant agrees to the provision of 25% affordable housing within the accompanying planning statement. Accordingly a requirement to provide a minimum of 25% affordable housing will be required to be secured via a planning obligation. Further discussions with the Council's Housing Planning and Performance Manager will be required to confirm the optimum unit mix based on the Council's Housing List and/or to address any requisite demand within any chosen registered social landlord that would bring forward the affordable housing element within any future MSC application.

Other Matters

- 8.38 Concerns were raised by objectors regarding the existing capacity of general practice medical facilities within the immediate area and the potential impacts of new housing on the capacity of health and care services. This matter is required to be addressed by the Midlothian Health and Social Care Partnership through the provision of sufficient health service capacity. That can involve liaison with the Council as planning authority but it is not, on its own, a sufficient basis in itself on which to resist or delay the application.
- 8.39 Regarding matters raised by representors and consultees and not already addressed in this report:
- There was a claim in an objection that neighbour notification did not include a letter drop of local residents (beyond the statutory neighbour notification requirements) - this is not a statutory requirement within the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013;
 - The planning authority do not consider that that the site's development would fail to be in the public interest as the majority of it is an allocated housing site within the MLDP and would be subject to a detailed design to ensure that it would be of a suitable design and would provide a range of contributions to accommodate suitable infrastructure provision within the local area;
 - Any potential off-site amenity impacts would be considered once the detailed design and layout has been provided within any subsequent MSC or detailed planning application. At this stage, the indicative development framework suggests that suitable housing

setbacks could be introduced within any future design to prevent unreasonable overshadowing of private open spaces or any unacceptable overlooking to habitable room windows;

- Concerns about the removal of any existing residential boundary fencing were also outlined. However, the proposed development does not propose any such removal, notwithstanding that the planning authority would require the provision of suitable boundary treatments within any future MSC or detailed application that avoid the unnecessary removal of any residential boundary fencing (which in itself is a legal matter between the parties involved).

8.40 The Mayfield and East Easthouses Community Council also raised matters relating to the potential overdevelopment of the site and whether the applicant addressed issues raised within the Community Council's previous objection for 199 units and the Planning Committee's refusal reasons. Importantly, the proposed development seeks approval for the principle of residential development. Therefore, the detailed design matters considered within the previous refusal, and within much of the Community Council's previous objection, are not specifically applicable to the current application given that a detailed layout is not yet available.

8.41 Therefore, matters relating to the detailed design, layout, scale, and density will be fully assessed within any future MSC or detailed application, should the proposed development be granted planning permission. Notwithstanding this, cognisance of the principles for the reasons for refusal and the general commentary within the previous Community Council's response have been fully considered within the current application including consideration of strategic matters relating to landscaping, developer contributions, landscape and visual impact, site specific objectives, impact on local services/amenities and affordable housing requirements. Additionally, an assessment considering whether any future development proposal would represent an overdevelopment of the site would be undertaken when assessing any future MSC or detailed application.

8.42 The following matters have been raised in representations which are not material considerations in the determination of the application:

- Procedural matters which are specified by the Scottish Government in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013; and
- Financial gain, by the applicant, associated with the applicant developing the site.

9 RECOMMENDATION

9.1 It is recommended that planning permission be granted for the following reason:

The majority of the site is allocated for housing and forms part of the Council's committed housing land supply within the Midlothian Local Development Plan 2017 where there is a presumption in favour of residential development. The remainder of the site is located within the built-up area of Mayfield where there is a presumption in favour of appropriate development, including contributing to the provision of housing. This presumption in favour of development is not outweighed by any other material considerations.

Subject to:

- a. the prior signing of a legal agreement to secure the provision of; affordable housing and contributions towards education (including nursery) provision, the Borders Railway; town centre improvements/community facilities/space within Mayfield; and maintenance of children's play areas/open space.

The legal agreement shall be concluded within six months. If the agreement is not concluded timeously the application will be refused.

- b. the following conditions:
 1. The proposed masterplan (Indicative Development Framework Drawing No. 18022-MPDF-P001G) submitted with the application is not approved.

Reasons: *To ensure the development is implemented in a manner which mitigates the impact of the development on existing land users, future occupants and addresses potential landscape and visual impacts. This requires consideration by way of separate Matters Specified in Conditions Planning Application(s) once a detailed design has been progressed. Whilst the proposed masterplan is indicative, there are initial reservations regarding potential development on higher parts of the site. Requirements to avoid excessive retaining structures are also sought as are recommendations to avoid the extensive loss of the existing woodland. Resolution of these matters could require an amendment/reduction to the indicative developable areas within the proposed masterplan. Additionally, the impact on local infrastructure and additional mitigation measures that could be required needs to be assessed.*

2. No more than 170 residential units shall be erected on the site unless otherwise agreed by way of a planning application. The housing mix, densities across the site and the detailed layout is not approved and is subject to matters specified in conditions application/s – this will determine the final number of dwellinghouses on the site.

Reason: *The application has been assessed on the basis of a maximum of 170 dwellings being built on the site. Any additional dwellings would have a further impact on local infrastructure, in particular education provision, and additional mitigation measures may be required. Any such measures would need further assessment by way of a planning application.*

3. Development shall not begin until an application for approval of matters specified in conditions regarding the phasing of the development has been submitted to and approved in writing by the planning authority. The phasing schedule shall include the construction of each residential phase of the development, the provision of affordable housing, the provision of open space, children's play provision, structural landscaping, SUDS provision and transportation infrastructure. Development shall thereafter be carried out in accordance with the approved phasing unless agreed in writing with the planning authority.

Reasons: *To ensure the development is implemented in a manner which mitigates the impact of the development process on existing land users and the future occupants of the development.*

4. Development shall not begin on an individual phase of development (identified in compliance with condition 3) until an application for approval of matters specified in conditions for the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i. existing and finished ground levels for all roads, footways and cycle ways in relation to a fixed datum;
 - ii. the proposed vehicular, cycle and pedestrian accesses into the site;
 - iii. the proposed roads, footways and turning facilities designed to an adoptable standard) and cycle ways including suitable walking and cycling routes;
 - iv. proposed visibility splays, traffic calming measures, lighting and signage;
 - v. proposed car parking arrangements;
 - vi. proposed cycle parking/storage facilities;
 - vii. proposed connections to Core Paths;
 - viii. proposed alignment, surface materials and widths (3m wide cycleway/footpaths) for Core Path upgrades;
 - ix. improvements to the existing bus stops and shelters; and
 - x. a programme for completion for the construction of access, roads, footpaths, cycle paths and associated works.

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing with the planning authority.

Reason: To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.

5. Development shall not begin on an individual phase of development (identified in compliance with condition 3) until an application for approval of matters specified in conditions for a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
- i. existing and finished ground levels and floor levels for all buildings and roads in relation to a fixed datum;
 - ii. existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
 - iii. proposed new planting in communal areas and open space, including trees, shrubs, hedging and grassed areas;
 - iv. location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
 - v. schedule of plants to comprise species, plant sizes and proposed numbers/density;
 - vi. programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping in the open spaces shall be completed prior to the houses on adjoining plots are occupied;
 - vii. proposed car park configuration and surfacing;
 - viii. proposed footpaths and cycle paths (designed to be unsuitable for motor bike use);
 - ix. proposed play areas and equipment;
 - x. proposed cycle parking facilities; and
 - xi. proposed area of improved quality (minimum of 20% of the proposed dwellings).

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi).

Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

Reason: To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV2, DEV5, DEV6, DEV7 and DEV9 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.

6. Development shall not begin on an individual phase of development (identified in compliance with condition 3) until an application for approval of matters specified in conditions for the siting, design and external appearance of all residential units and other structures has been submitted to and approved in writing by the planning authority. The application shall include samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures. These materials will also include those proposed in the area of improved quality (20% of the proposed dwellings). Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies DEV2, DEV5 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.

7. Development shall not begin until an application for approval of matters specified in conditions for a scheme of effective drainage and flood management for the site has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i. drainage details and sustainable urban drainage systems to manage water runoff;
 - ii. existing and proposed levels across the site using at least 1m contours and cross sections, where applicable; and
 - iii. Finished floor levels of dwellings a minimum of 0.15m above the proposed natural ground level.

Reason: The planning application is in principle and the details required are to ensure the surface water from the whole site can be appropriately treated and to ensure that levels on the site are appropriate in relation to flood risk.

8. Development shall not begin until an application for approval of matters specified in conditions for a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The

scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:

- i. the nature, extent and types of contamination and/or previous mineral workings on the site;
 - ii. measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site; and
 - iii. measures to deal with contamination and/or previous mineral workings encountered during construction work; and
9. On completion of the decontamination/remediation works within Condition 8 above, a validation report confirming that the works have been carried out in accordance with the approved scheme. Before any part of the site is occupied for residential purposes, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

Reason: *To ensure that any contamination on the site is adequately identified and that appropriate decontamination measures are undertaken to mitigate the identified risk to site users and construction workers, built development on the site, landscaped areas, and the wider environment.*

10. Development shall not begin until an application for approval of matters specified, including a timetable of implementation, of 'Percent for Art' have been submitted to and approved in writing by the planning authority. The 'Percent for Art' shall be implemented as per the approved details.

Reason: *To ensure the quality of the development is enhanced by the use of art to reflect its setting in accordance with policies DEV6 and IMP1 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

11. Development shall not begin until an application for approval of matters specified in conditions setting out details, including a timetable of implementation, of high speed fibre broadband has been submitted to and approved in writing by the planning authority. The details shall include delivery of high speed fibre broadband prior to the occupation of each dwellinghouse. The delivery of high speed fibre broadband shall be implemented as per the approved details.

Reason: *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure.*

12. Development shall not begin until an application for approval of matters specified in conditions for a scheme of biodiversity for the site, including the provision of house bricks and boxes for bats and birds throughout the development, a programme of ecological surveys (repeat survey work no more than 12 months in advance of the commencement of development on the site) and management proposals for any Invasive Non Native Species has been submitted to and approved in writing by the planning authority. The scheme shall incorporate the species mitigation and enhancements recommended within section 4 of the Preliminary Ecological Appraisal prepared by Envirocentre dated September 2019. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: To ensure the development accords with the requirements of policy DEV5 of the Midlothian Local Development Plan 2017.

13. Development shall not begin until an application for approval of matters specified in conditions for the provision and use of electric vehicle charging stations throughout the development has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: To ensure the development accords with the requirements of policy TRAN5 of the Midlothian Local Development Plan 2017.

14. Development shall not begin until an application for approval of matters specified in conditions for a scheme setting out the scope and feasibility of a community heating scheme for the development hereby approved and; if practicable, other neighbouring developments/sites, in accordance with policy NRG6 of the Midlothian Local Development Plan, shall be submitted for the prior written approval of the planning authority.
15. No dwellinghouse on the site shall be occupied until a community heating scheme for the site and; if practicable, other neighbouring developments/sites, is approved in writing by the planning authority. The approved scheme shall be implemented in accordance with a phasing scheme also to be agreed in writing in advance by the planning authority. There shall be no variation therefrom unless with the prior written approval of the planning authority.

Reason for conditions 13 and 14: *To ensure the provision of a community heating system for the site to accord with the requirements of policy NRG6 of Midlothian Local Development Plan 2017 and in order to promote sustainable development.*

16. No building shall have an under-building that exceeds 0.5 metres in height above ground level unless otherwise agreed in writing by the planning authority.

Reason: *Under-building exceeding this height is likely to have a materially adverse effect on the appearance of a building.*

17. Development shall not begin until an application for approval of matters specified in conditions for a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:

- i. Details of a construction access;
- ii. signage for construction traffic, pedestrians and other users of the site;
- iii. controls on the arrival and departure times for construction vehicles, delivery vehicles and for site workers (to avoid school arrival/departure times);
- iv. details of piling methods (if employed);
- v. details of any earthworks;
- vi. control of emissions strategy;
- vii. a dust management plan strategy;
- viii. waste management and disposal of material strategy;
- ix. a community liaison representative will be identified to deal with the provision of information on the development to the local community and to deal with any complaints regarding construction on the site;
- x. prevention of mud/debris being deposited on the public highway;
- xi. material and hazardous material storage and removal; and
- xii. controls on construction, engineering or any other operations or the delivery of plant, machinery and materials (to take place between 0700 to 1900hrs Monday to Friday and 0800 to 1300hrs on Saturdays).

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: *In order to control the construction activity on the site, ensure environmental impact during the construction period is acceptable and to ensure appropriate mitigation is in place.*

18. Prior to the occupation of the first dwellinghouse the affordable housing mix in terms of; size of units (bedroom numbers), the type of units (dwellinghouses and/or flats) and the location of the units shall be approved in writing with the planning authority.

Reason: *To ensure 25% of the units on the site are affordable housing units in accordance with policy DEV3 of the Midlothian Local Development Plan 2017 and that the units are appropriate in terms of their size and type to meet local need.*

Peter Arnsdorf
Planning Manager

Date: 18 August 2020

Application No: 19/00981/PPP

Applicant: Gladman Developments Ltd

Agent: N/A

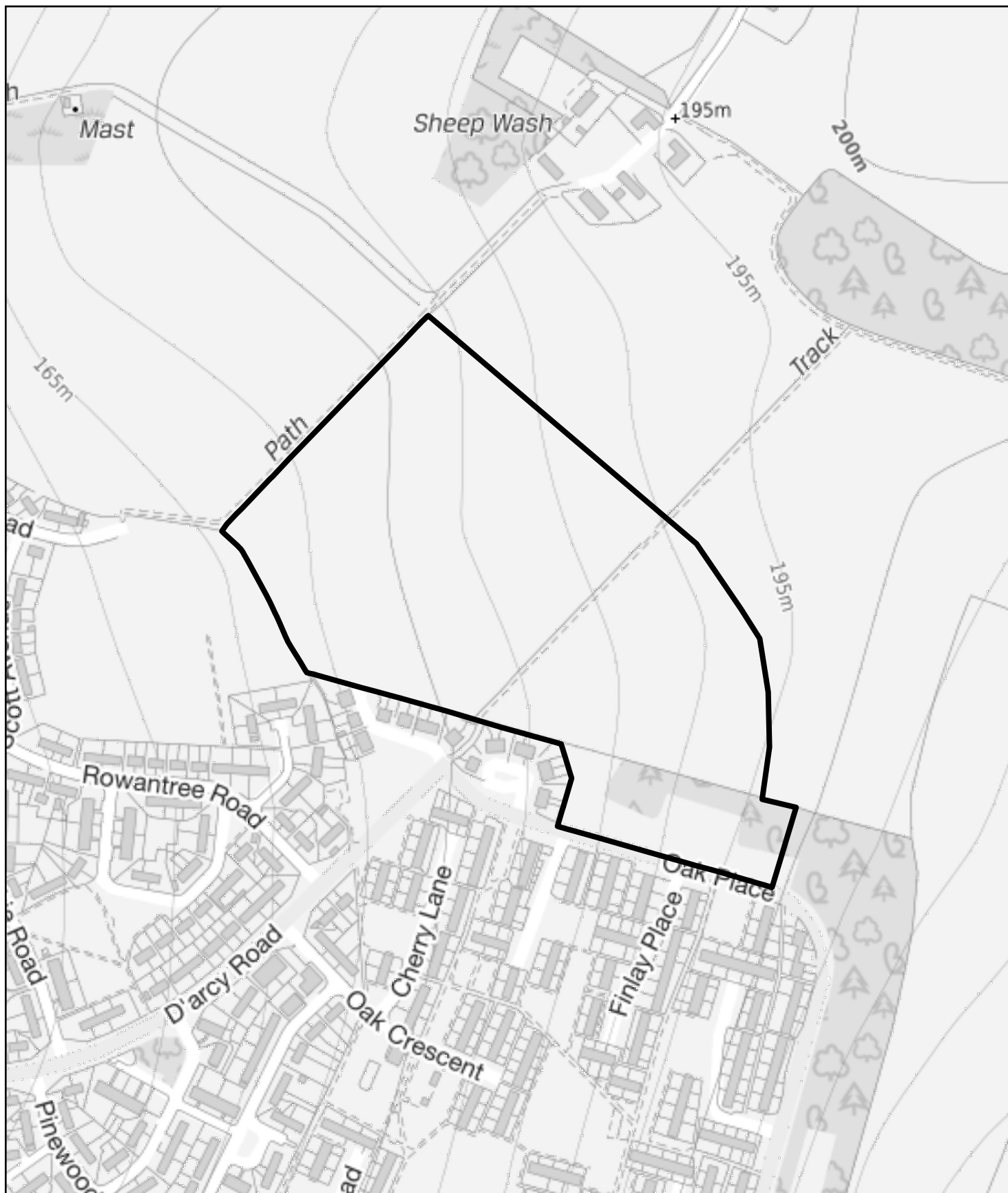
Validation Date: 28 November 2019

Contact Person: Steve Iannarelli

Tel No: 0131 271 3313

Background Papers: 19/00273/SCR, 19/00106/PAC, 08/00175/FUL

Attached Plans: Indicative Development Framework and Movement Hierarchy



**Planning Service
Place Directorate**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Application for planning permission in principle for
residential development and associated works at Land
North of Oak Place, Mayfield, Dalkeith

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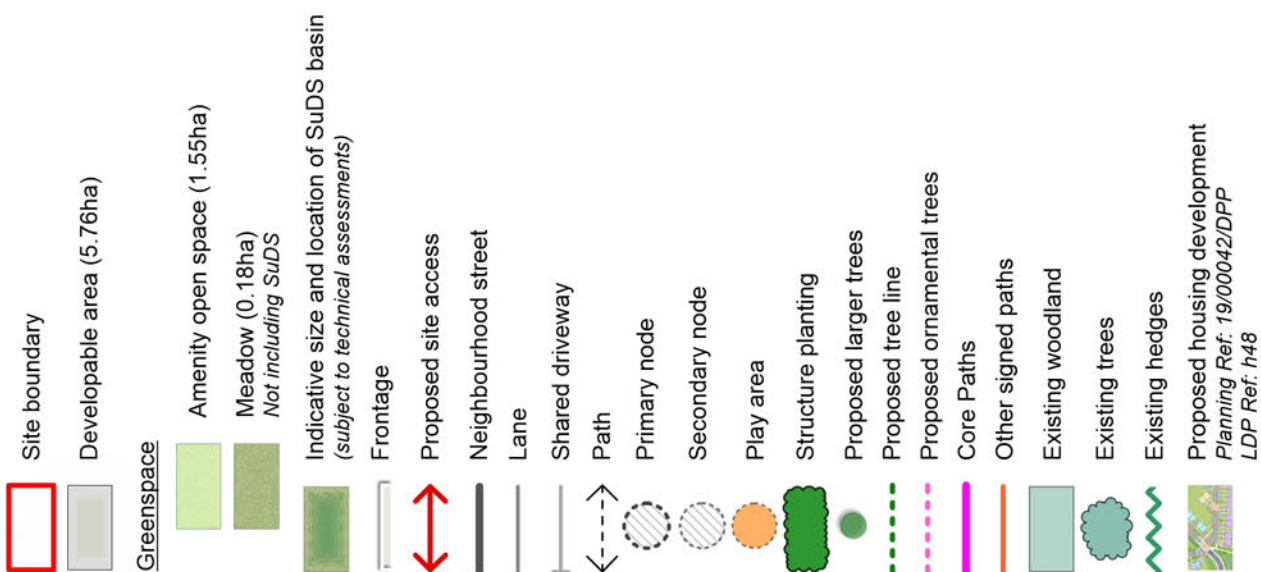
Midlothian Council Licence No. 100023416 (2019)

File No. 19/00981/PPP

Scale: 1:4,000



Drawing No. 18022-MPDF-P001-G
Indicative Development Framework

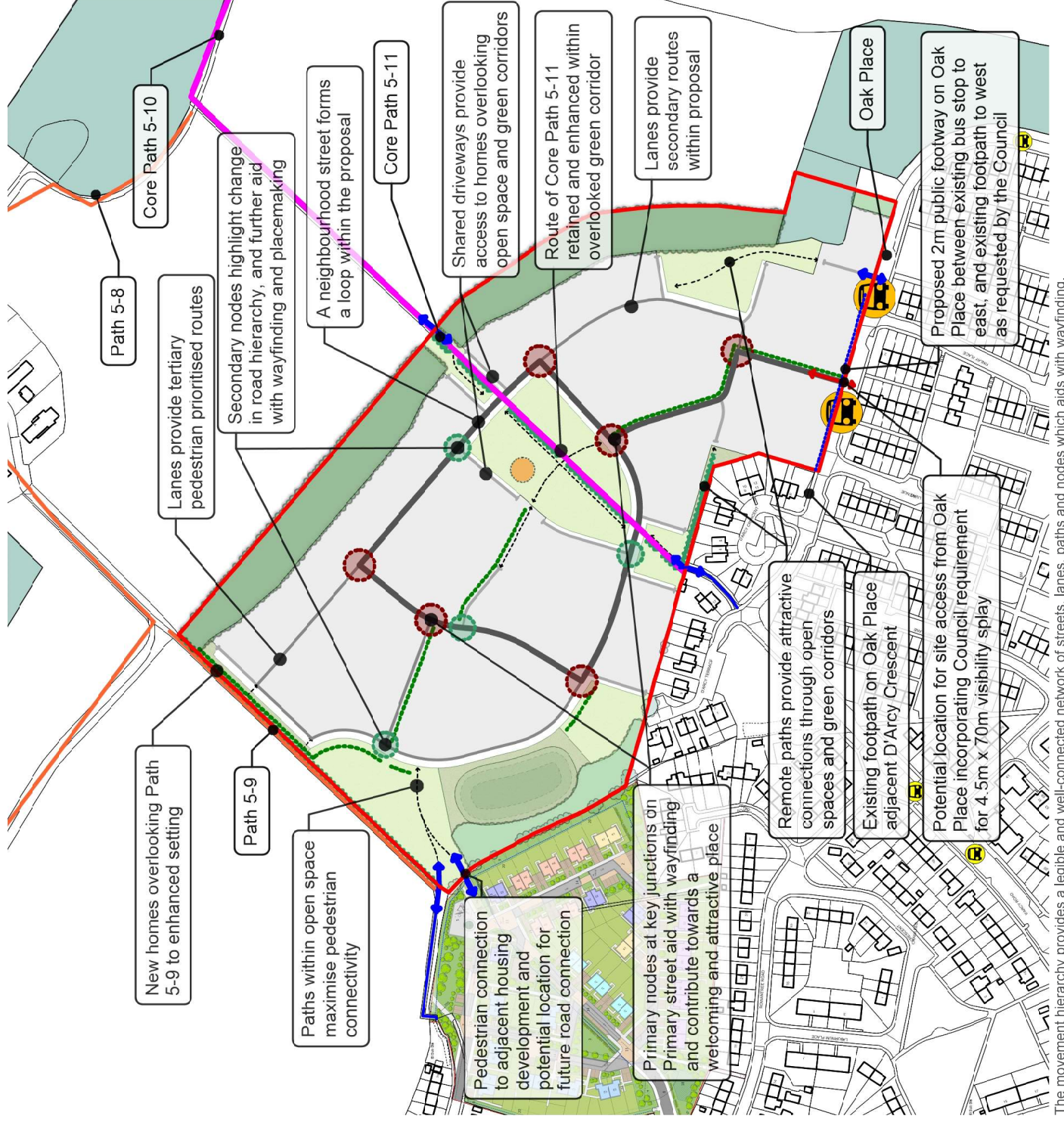


Rev G (22.10.19) Drawn: KP Checked: KT Approved: KT
Note:

Status: Planning

scale 1:2,500 @ A3
0 25m 50m 100m





The movement hierarchy provides a legible and well-connected network of streets, lanes, paths and nodes which aids with wayfinding.

